



PUBLICATIONS ON RESIDENTIAL INFILL & RELATED DEVELOPMENT ISSUES

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Selected Publications on Residential Infill And Related Development Issues **POLICY & SOCIAL CONDITIONS**

FILLING THE GAP: Infill becomes an increasingly popular solution to housing crisis / Perkins, Broderick -- Sacramento, CA: California Building Industry Association (CBIA), 2005

California Builder - (September/October 2005) p. 15-22

Available full text via the World Wide Web:

<http://www.californiabuildermagazine.com/internal.asp?pid=131>

"Infill housing is no longer an experimental treatment for decaying inner cities but fully approved by redevelopment agencies throughout the state as the prescribed housing component in a city, county, or regional planner's bag of preventive medicine to help increase the supply of homes in urban areas. Although available in a host of configurations, infill housing remains challenging for developers who insert it into existing neighborhoods to replace older outdated buildings, to fill out adaptable buildings, and to improve vacant – often blighted – parcels." - (p. 16)

BEST PRACTICES: SUCCESSFUL INFILL DEVELOPMENT STRATEGIES AND TACTICS: The summary report of the interim hearing [Sept. 22, 2004] / California Senate Local Government Committee -- Sacramento, CA: Senate Publications, 2004 (Senate Publications stock no.: 1272-S)

May be viewed via the World Wide Web:

http://www.senate.ca.gov/ftp/SEN/COMMITTEE/STANDING/LOC_GOV/_home/INFILLSUMMARYREPORT.doc

Selected findings: 1) Sooner is Better - Because infill projects are more complex than standard development, builders must engage residents and public officials sooner than usual. Early conversations lead to collaboration and away from confrontation; 2) Planning is Essential - Private investors need a public setting that provides well-founded public policies and reliable regulations. Creating that setting requires city councils and county supervisors to invest in planning and planners.

FIXING IT FIRST: Targeting infrastructure investments to improve state economies and invigorate existing communities / National Governors Association, Center for Best Practices -- Washington, DC: NGA - Center for Best Practices, 2004

Includes bibliographical references

Available full text via the World Wide Web:

<http://www.nga.org/cda/files/0408FIXINGFIRST.pdf>

In an era of strained budgets, many states are finding it too expensive to build as they have for the last fifty years. For much of that period, state development spending has been driven by costly growth patterns. Seeing an opportunity to control expenditures and enhance the quality of life in their states, a number of governors are choosing a new path. By prioritizing investments in roads, schools, utilities, housing, and other infrastructure in a way that leverages and enhances existing assets before building new, states are enjoying substantial benefits. These include the cost savings of greater efficiency and restoration of the economic competitiveness of existing communities.

Selected Publications on Residential Infill And Related Development Issues **POLICY & SOCIAL CONDITIONS – Cont'd**

THE STATE ROLE IN URBAN LAND DEVELOPMENT / Leigh, Nancey Green --
Washington, DC: Brookings Institution, 2003

Report includes bibliographical references.

Available full text via the World Wide Web:

<http://www.brook.edu/es/urban/publications/leighvacant.pdf>

"Vacant land represents both a significant problem and an attractive opportunity for many central cities. Vacant land and abandoned structures impose both economic and social costs on cities and the neighborhoods or districts in which they are located. On the economic side, such properties lower neighboring property values and tax revenues even as they create pressure to raise taxes to maintain service levels." - (p. 1).

SMART GROWTH IN THE SAN FRANCISCO BAY AREA: Effective local approaches / Binger, Gary -- San Francisco, CA: Urban Land Institute - SF District Council, 2003

Also available full text via the World Wide Web:

<http://sfbayarea.uli.org/smartgrowth>

Introduction: Cities and regions throughout California and the state itself, are struggling to meet the dual challenge of promoting economic prosperity while developing equitable and sustainable patterns of growth. Many in the planning and development communities have looked for answers in a set of principles gathered under the rubric of "smart growth". Simply put, smart growth means planning and providing for growth that creates livable communities and that is economically sound and environmentally and socially responsible. - (p. 1)

Also: 2003 0708 / *U.C. Berkeley – Institute of Governmental Studies – Library*

CONTRA COSTA COUNTY: Smart growth or sprawl / Wheeler, Stephen M. /
Greenbelt Alliance -- San Francisco, CA: Greenbelt Alliance, 2003
Greenbelt Alliance * The Newswire – Vol. 2, Issue 6, June 2003

Includes bibliographical references

Full 86 page report available via the World Wide Web:

<http://www.greenbelt.org/resources/newswire/2003june/>

"Suburban sprawl also causes the demise of downtowns. In cities such as Pittsburg and Antioch, for example, almost all new investment is focused on subdivisions in the hills south of Route 4, while empty buildings and vacant lots plague older downtown neighborhoods near the Delta. These wonderful historic districts could become a great source of community pride and identity -- and could provide walkable, transit-oriented living environments for many people -- but have suffered as city leaders have allowed development to sprawl elsewhere." -- (p. 8)

Selected Publications on Residential Infill
And Related Development Issues
POLICY & SOCIAL CONDITIONS – Cont'd

IS DENSITY POSSIBLE? / Zwirn, Robert -- [Boston, MA]: Boston Society of Architects, [2003]

Available full text via the World Wide Web:

<http://www.architects.org/emplibrary/Density.Zwirn.pdf>

Partial introduction: Many have written eloquently on the quality-of-life issues that affect all of us. These include, but are not limited to, air, land and water pollution, inordinate separation of places of work and places of residence, the finite nature of our natural resources, the growing disparity in national and global incomes and the dwindling of civic engagement. With scant evidence to the contrary, much of this malaise will and should be laid at the doorstep of post-World War II suburban expansion.

MAKING SMART GROWTH WORK / Porter, Douglas R; Dunphy, Robert T; Salvesen, David -- Washington, DC: Urban Land Institute, 2002

Monograph includes bibliographical references.

See: Chapter 7 - Growing Smart Through Infill & Redevelopment

May be purchased via the World Wide Web:

<http://bookstore.uli.org/>

Written by a growth management expert, this book provides proven strategies and solutions that you can use to put smart growth into action. Facing the realities head on, Porter provides a frank discussion of the pros and cons, difficulties, and stumbling blocks that others have faced, describing what has and has not worked. Following an in-depth look at the underlying principles of smart growth, Porter explains how developers and planners have applied these principles, and how the public and private sectors can collaborate to make smart growth effective.

Also: HT 167 P669 2002 – *California State Library, General Reference*

JOINT FORUM ON HOUSING DENSITY / Pawlukiewicz, Michael; Myerson, Deborah L. -- Washington, DC: Urban Land Institute, 2002

ULI Land Use Policy Forum Report

Co-published by: National Multi Housing Council

Available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=2977>

Local opposition to proposed high-density housing developments is one of the greatest challenges facing efforts to promote smart growth in the United States. There is strong public support for limiting the excesses of suburban sprawl that cause such problems as environmental degradation, traffic congestion, and loss of open space. Yet, proposals for alternative housing development that could address many of these problems -- such as infill development, cluster and mixed-use development, and especially high-density housing (apartments) -- often meet intense community opposition.

Selected Publications on Residential Infill
And Related Development Issues
POLICY & SOCIAL CONDITIONS – Cont'd

MONSTER HOUSES? YES! / Lang, Robert E; Danielsen, Karen A -- [Chicago, IL]:
American Planning Association, 2002

Planning - Vol. 68, no. 5 (May 2002) p. 24-25, 40

Article available for purchase at the World Wide Web:

<http://www.planning.org/planning/member/2002may/contents.htm>

Discusses the benefits of building large houses as infill housing in the U.S. Background on house sizes in the country; description of large houses in the U.S.; reactions to criticisms against the construction of large houses.

Reprint by Metropolitan Institute at Virginia Tech:

<http://www.mi.vt.edu/Research/Files/Monsters.pdf#search=%22monster%20houses%20yes%22>

THE URBAN NETWORK: A radical proposal / Calthorpe, Peter -- Berkeley, CA:

Calthorpe Associates, 2002

May be available full text via the World Wide Web:

http://www.calthorpe.com/clippings/02_principal_articles/The%20Urban%20Network.htm

The alternative transportation network proposed here is diverse and complex. It calls for a new hierarchy of arterials and boulevards that allow for through-traffic without always bypassing commercial centers -- a road network that reinforces access to walkable neighborhoods and urban town centers without cutting them off from local pedestrian movement.

MOVING UP, FILTERING DOWN: Metropolitan housing dynamics and public policy
/ Bier, Thomas -- Washington, DC: Brookings Institution, Center on Urban & Metropolitan Policy, 2001

Brookings Institution Discussion Paper Series

Also available full text via the World Wide Web:

<http://www.brook.edu/es/urban/publications/bier.pdf>

This paper describes the cycle of housing movement in metropolitan areas, the role that public policy has played in supporting this cycle, and the ways in which policy alternatives can help improve metropolitan growth dynamics and strengthen urban core communities.

SMART GROWTH FOR NEIGHBORHOODS: Affordable housing and regional vision / Kalinosky, Leah -- Washington, DC: National Neighborhood Coalition, [2001]

Report includes bibliographical references.

Available full text at the World Wide Web:

<http://www.neighborhoodcoalition.org/pdfs/hsg%20report%20copy2.pdf>

"Smart growth for Neighborhoods: Affordable Housing and Regional Vision" examines how communities can promote both affordable housing and smarter regional growth. Recommendations from the report include addressing exclusionary development practices, encouraging regional planning for affordable housing and smart growth, increasing funding for affordable housing, and building new alliances.

Selected Publications on Residential Infill
And Related Development Issues
POLICY & SOCIAL CONDITIONS – Cont'd

URBAN INFILL HOUSING: Myth and fact / Urban Land Institute -- Washington, DC:
Urban Land Institute (ULI), 2001

Available full text via the World Wide Web (large file):

<http://www.uli.org/AM/Template.cfm?Section=Home22&CONTENTID=14664&TEMPLATE=/CM/ContentDisplay.cfm>

This publication is underwritten by the U.S. Dept. of Housing and Urban Development as part of a larger partnership designed to encourage the development of housing in our cities.

DOWNTOWN REBOUND / Sohmer, Rebecca R., Lang, Robert E. -- Washington, D.C.:
Brookings Institution Press, 2001

Brookings Center on Urban & Metropolitan Policy; Census Note (May 2001)

Also available full text at the World Wide Web:

<http://www.brook.edu/es/urban/census/downtownrebound.pdf>

This survey, co-sponsored by the Fannie Mae Foundation, finds that the number of people living in downtowns increased during the 1990s in 18 of the 24 cities analyzed. Most of the downtown growth was fueled by the movements of white residents into these central business districts. This pattern is a counter trend to the overall loss of white residents in central cities to the suburbs.

COMEBACK CITIES: A Blueprint for Urban Neighborhood Revival / Grogan, Paul,
Proscio, Tony -- Boulder, CO: Westview Press, 2000

Available for purchase at the World Wide Web:

<http://www.globecorner.com/t/t32/16002.php>

The authors highlight four trends that explain the urban upswing affecting not just the South Bronx, but American cities in general: the growth of neighborhood nonprofit groups; the creation of new markets, including the willingness of retailers to move into old areas; falling crime rates; and "the unshackling of inner-city life from the giant bureaucracies that once dictated everything that happened there -- in particular, the welfare system, public housing authorities, and public schools." / John J. Miller, Amazon.com Reviews (Dec. 2003)

Also: HT 175 G76 2000 – *California State Library, General Reference*

DIRT INTO DOLLARS: Converting Vacant Land into Valuable Development /
Hughes, Mark Alan – Washington, D.C.: Brookings Institution Press, 2000

Brookings Review – V. 18, no. 3 (Summer 2000) p. 34-37

Also available full text at the World Wide Web:

<http://www.brook.edu/press/REVIEW/summer2000/hughes.htm>

American cities have always been about growth. A hundred years ago, boosters organized boomtowns to exploit resources like minerals and cattle. Today, growth coalitions design New Urbanist towns to maximize value while deflecting political backlash by husbanding resources like farmland and road capacity. But from Sunbelt cities to suburbs everywhere, growth is the logic, the politics, and the policy of American places. – (p. 34)

Selected Publications on Residential Infill
And Related Development Issues
POLICY & SOCIAL CONDITIONS – Cont'd

MOVING BEYOND SPRAWL: Toward a broader metropolitan agenda / Katz, Bruce; Liu, Amy -- Washington, DC: The Brookings Institution, 2000
Brookings Review - Vol. 18, no. 2 (Spring 2000) p. 31-34

Also available full text at the World Wide Web:

<http://www.brook.edu/press/REVIEW/spring2000/katz.htm>

"States and metropolitan areas could also promote broader regional partnerships. In Seattle, for example, government, business, and civic leaders come together to discuss regional trade challenges, explore strategic options, and visit leading regions at home and abroad. In a globalizing economy, such partnerships help reinforce the corporate stake in particular places and regions." - (p. 34)

LAND SUPPLY AND INFRASTRUCTURE CAPACITY: Monitoring for smart urban growth / Knaap, Gerrit J; Moore, Terry -- Cambridge, MA: Lincoln Institute of Land Policy, 2000

Lincoln Institute of Land Policy working paper: WP00GK1

Available for purchase at the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=96>

Partial abstract: The disagreements about growth management are about how many and which policies to use, and how extensively to apply them. Growth management, however, has some measurable dimensions not available in metaphysics. The type, location, amount, and rate of urban growth can all be measured; so can other factors that are correlated with and perhaps cause urban growth. This paper is motivated by the belief that such measures can be assembled, monitored, and analyzed to gain a better understanding of urban growth processes and growth management policy.

Also: 2002 0768 – *U.C. Berkeley, Institute of Governmental Studies - Library*

TAX TREATMENT OF HOUSING AND ITS EFFECTS ON BOUNDED AND UNBOUNDED COMMUNITIES/ Gyourko, Joseph E; Voith, Richard -- Philadelphia, PA: Federal Reserve Bank of Philadelphia, 1999

Federal Reserve Bank of Philadelphia Working Paper; no. 98-23

Available full text via the World Wide Web:

<http://www.phil.frb.org/files/wps/1998/wp98-23.pdf>

Abstract: Using simple analytic models, the authors show that the tax treatment of housing not only increases the incentives for lower density development, but it also provides incentives for increased sorting of high- and low-income households into separate communities.

Also: HD7287.82 U6 G96 1999 – *U.C. Berkeley, Environmental Design Library*

Selected Publications on Residential Infill
And Related Development Issues
POLICY & SOCIAL CONDITIONS – Cont'd

INSIDE GAME / OUTSIDE GAME: Winning Strategies for Saving Urban America /

Rusk, David -- Washington, D.C.: Brookings Institution Press, 1999

May be purchased at the World Wide Web:

<http://www.brook.edu/press/books/savamr.htm>

In this persuasive book filled with personal observations as well as his trademark mastery of census statistics, Rusk argues that state legislatures must set new "rules of the game." He believes those rules require regional revenue or tax base sharing to reduce fiscal disparity, regional housing policies to ensure that all new developments have their fair share of low- and moderate-income housing to dissolve concentrations of poverty, and regional land-use planning and growth management to control urban sprawl.

Also: HT 123 R843 1999 – *California State Library, General Reference*

**DOES THE U.S. TAX TREATMENT OF HOUSING PROMOTE SUBURBANIZATION
AND CENTRAL CITY DECLINE? /**

Gyourko, Joseph E., Voith, Richard -- Philadelphia, PA: Federal Reserve Bank of Philadelphia, Research Department, [1997]

Federal Reserve Bank of Philadelphia working paper; no. 97-13

Available full text via the World Wide Web:

<http://www.phil.frb.org/files/wps/1997/wp97-13.pdf>

This paper examines the role of U.S. housing-related tax expenditures in creating incentives for decentralization and encouraging residential sorting by income and central city decline. Tax expenditures associated with the deductibility of mortgage interest and property taxes make housing less expensive relative to other goods and, hence, increases the quantity of housing and residential land purchased and lowers the density of urban areas.

INFILL DEVELOPMENT STRATEGIES FOR SHAPING LIVABLE NEIGHBORHOODS

/ Municipal Research & Services Center of Washington -- [Seattle, WA]: MRSC, 1997

MRSC Report no. 38 - June 1997

Available full text via the World Wide Web:

<http://www.mrsc.org/Publications/infill1.pdf>

Describes promising strategies and provides examples of programs local jurisdictions can use to encourage infill development. It also provides strategies to make it more feasible for developers to do infill development, and to make infill development more appealing to existing and potential residents.

Also: HD257 I54 1997 – *U.C. Berkeley, Environmental Design Library*

Selected Publications on Residential Infill And Related Development Issues **PLANNING & ZONING ISSUES**

HIGHER - DENSITY DEVELOPMENT: MYTH AND FACT / Haughey, Richard M. --
[Washington, DC]: Urban Land Institute (ULI), 2005

Also by: National Multi Housing Council, American Institute of Architects & Sierra Club
Available full text via the World Wide Web:

<http://www.uli.org/Content/ContentGroups/PolicyPapers/MFHigher010.pdf>

This is the sixth in a series of publications designed to dispel myths and offer good examples on issues related to growth and land use. It addresses common myths surrounding density. As this country continues to grow and change, communities are left to figure out where all these new people will live, work, and shop. New markets are emerging for real estate that offers a more convenient lifestyle than is offered by many low-density sprawling communities. New compact developments with a mix of uses and housing types throughout the country are being embraced as a popular alternative to sprawl.

TURNING AROUND DOWNTOWN / Leinberger, Christopher B -- Washington, DC:
Brookings Institution, Metropolitan Policy Program, 2005

The Brookings Institution - Research Brief (March 2005)

Available full text via the World Wide Web:

http://www.brookings.edu/metro/pubs/20050307_12steps.pdf

Partial abstract: Fostering walkable urbanity is the key to the revival of any struggling downtown. But doing so can be a challenging process, requiring the development of a complex mix of retail boutiques, hotels, grocery stores, housing, offices, artists' studios, restaurants, and entertainment venues. A "critical mass" of these pedestrian-scale uses must be established as quickly as possible, before the initial revitalization efforts stall for lack of support. This means making certain that visitors can find enough to do for four to six hours; that residents' daily needs can be comfortably met; and that rents and sales prices continue to justify new construction or renovation.

**SAN DIEGO ADOPTS A CITY OF VILLAGES STRATEGY TO LINK JOBS, HOUSING
AND TRANSIT** / Bragado, Nancy -- Sacramento, CA: League of California Cities, 2005
(Western City - Affordable Housing & Infrastructure Series)

Western City - v. 81, no. 9 (Sept 2005) p. 32-35

Series available full text via the World Wide Web:

<http://www.cacities.org/index.jsp?zone=wcm&previewStory=24005#>

Introduction: The last time the City of San Diego updated its general plan, charting the future of thousands of acres of then-undeveloped land was the city's primary concern. Twenty-five years later, the city is more than 90 percent developed, growth projections show a continued demand for new housing, and the city is shaping its future using a strategy based on infill and redevelopment. "Our challenge for the new general plan was how to handle projected new growth while maintaining the qualities of San Diego that people value," explained Planning Director Gail Goldberg.

Selected Publications on Residential Infill
And Related Development Issues
PLANNING & ZONING ISSUES – Cont'd

VALUING THE SUBURBS: Why some "improvements" lower home prices / Lang, Robert E. / Edward J. Blakely Center for Sustainable Suburban Development -- Riverside, CA: University of California, Riverside, 2004
[Opolis: International Journal of Suburban and Metropolitan Studies - Vol. 1, no. 1, Article 3, \(Winter 2005\) p.5-12](#)

Available full text via the World Wide Web:

<http://www.mi.vt.edu/uploads/Opolis/Lang.pdf>

A recent effort to precisely gauge how much a particular improvement will add to a home's sale price reveals some surprising insights about the nature of the suburbs. Research shows that not all home improvements pay off -- even some rather expensive ones... This article explores the reasons why certain property elements actually devalue a house. It argues that the neighborhood context may determine the relative value of some housing characteristics.

TOWARD A NEW METROPOLIS: The opportunity to rebuild America / Nelson, Arthur C. -- Washington, DC: Brookings Institution, Metropolitan Policy Program, 2004
Also available full text via the World Wide Web:

http://www.brookings.edu/metro/pubs/20041213_RebuildAmerica.pdf

Nelson's study concludes that in 2030 about half of the buildings in which Americans live, work, and shop will have been built after 2000. More specifically, Nelson says the nation will need to replace about 82 billion square feet of built space, and construct another 131 billion square feet. The upshot: The current generation will vastly alter the American landscape, and therefore has a signal opportunity to create the right market and regulatory climate in which to accommodate new growth in more sustainable ways.

HIGHER-DENSITY PLANS: Tools for community engagement / Schreiber, Kenneth; Binger, Gary; Church, Dennis / Mineta Transportation Institute -- San Jose, CA: MTI College of Business, San Jose State University, 2004
(MTI Reports; 03-02)

Available full text via the World Wide Web:

<http://transweb.sjsu.edu/mtiportal/research/publications/summary/0302.html>

This study focuses on the strategies, methods, techniques, and tools that can be used in working with community residents and other stakeholders to increase the intensity of land use -- specifically to gain community acceptance of higher-density residential and mixed-use development. This report provides information that local, regional, and state agencies, planning professionals, and project and plan proponents can use to develop and implement the type of collaborative efforts that involve residents in planning the futures of their communities.

Selected Publications on Residential Infill
And Related Development Issues
PLANNING & ZONING ISSUES – Cont'd

INFILL DEVELOPMENT AND AFFORDABLE HOUSING: Patterns from 1996 to 2000

/ Steinacker, Annette -- Thousand Oaks, CA: Sage Publications, 2003

Urban Affairs Review - Vol. 38, no. 4 (March 2003) p. 492-509

Available for purchase via the World Wide Web:

<http://uar.sagepub.com/cgi/content/abstract/38/4/492>

Abstract: The amount of residential development in cities has been much greater than the media coverage of suburban sprawl suggests. Unfortunately, there is also some evidence that cities with higher levels of infill development have more expensive new housing construction than their suburbs. The average price differential is not substantial, but it does suggest that tensions between achieving the two goals of greater infill development and more affordable city housing do exist.

CREATING GREAT NEIGHBORHOODS: Density in your community / Local

Government Commission -- Washington, DC: National Association of Realtors, 2003

Case studies include: The Crossings in Mountain View, Calif. and Aggie Village & Davis Commons in Davis, Calif.

Available full text via the World Wide Web:

<http://www.epa.gov/smartgrowth/pdf/density.pdf>

Increased traffic congestion, loss of open space, infrastructure costs, and a desire for more housing options have all made smart growth an increasingly powerful strategy for building and revitalizing communities, catalyzing economic development and protecting the environment. Evidence of this trend is every-where. Of the 189 ballot initiatives in 2002 related to state and local conservation, 141 were approved. - (p. 1)

REALITY CHECK ON GROWTH: Lessons learned / Lusk Center for Real Estate – Los Angeles, CA: USC - Lusk Center for Real Estate, [2003]

Report co-published by: Urban Land Institute, Los Angeles Chapter.

Available full text via the World Wide Web:

<http://www.la.uli.org/realitycheck/postreport.pdf>

Executive summary: Although the 20 groups worked out 20 different solutions, some striking similarities reflected a clear consensus on some key points on how to solve our shared challenge: Every group decided to use higher housing densities than current development practices – there was no other choice on how to solve our shared challenge. - (p. 4)

Selected Publications on Residential Infill And Related Development Issues **PLANNING & ZONING ISSUES – Cont'd**

DENSITY: MYTH OR REALITY [Electronic resource] / Torti, John Francis -- [Boston, MA]: Boston Society of Architects, [2003?]

Presentation sponsored by: Congress for the New Urbanism.

Includes examples of high density housing developments in Boston

Available full text via the World Wide Web:

http://www.architects.org/emplibrary/A1_a.pdf

Program includes floor plans, diagrams, photos and extensive detail of new urbanism mixed use development project examples.

SMART INFILL: Creating more livable communities in the Bay Area / Wheeler, Stephen M. -- San Francisco, CA: Greenbelt Alliance, 2002

Report includes bibliographical references.

Available full text at the World Wide Web:

http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf

The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

THE PATH TO A LIVABLE CITY / Transportation for a Livable City -- San Francisco, CA: Transportation for a Livable City, 2002

Available full text via the World Wide Web:

<http://www.livablecity.org/path.html>

Contents: Ch. 1) Elements of a livable city -- Ch. 2) A Walkable city -- Ch. 3) Fast and frequent local transit -- Ch. 4) Effective regional transit -- Ch. 5) Safe and comfortable bicycling -- Ch. 6) Living gracefully with the car -- Ch. 7) Shared cars -- Ch. 8) Reclaim the streets -- Ch. 9) Making housing more affordable -- Ch. 10) Planning for a better future -- Ch. 11) Paying for it -- Ch. 12) Conclusion -- Notes.

INFILL DEVELOPMENT IN THE SAN FRANCISCO BAY AREA: Current obstacles and responses / Wheeler, Stephen M -- [Berkeley, CA]: U.C. Berkeley - Dept. of City and Regional Planning, [2001]

Available full text via the World Wide Web:

http://www.mrsc.org/subjects/planning/infill_art.pdf

Abstract: This paper provides an on-the-ground assessment of current challenges and opportunities to infill development in the San Francisco Bay Area. Based on in-depth interviews with 42 local planners, developers, lenders and housing advocates, as well as review of secondary literature, regional data, and local zoning codes, the paper examines obstacles to infill development in the region and current or potential responses. - (p. 1).

Selected Publications on Residential Infill
And Related Development Issues
PLANNING & ZONING ISSUES – Cont'd

CURRENT PREFERENCES AND FUTURE DEMAND FOR DENSER RESIDENTIAL ENVIRONMENTS / Myers, Dowell; Gearin, Elizabeth -- Washington, DC: Fannie Mae Foundation, 2001

Housing Policy Debate - Vol. 12, no. 4 (p. 633-659)

Available full text via the World Wide Web:

http://www.fanniemae.foundation.org/programs/hpd/pdf/HPD_1204_myers.pdf

Developers concentrate on the suburban ideal home because that appears to be what most people want; but do some people say that's what they want because of their perception that it is what they should want, or their perception that only that housing type offers the range of amenities they want? And if more dense urban homes were produced, would people want them? Those are the questions this forum addresses. Myers and Gearin argue that the demand for centrally located town houses and condos is growing and exceeds the supply. They point to demographic changes-primarily the aging of the baby boomers-and to their own interpretation of various consumer surveys.

THE NEW URBAN ECONOMY: Opportunities and challenges / Gale, William G.; Pack, Janet Rothenberg; Potter, Samara R. -- Washington, DC: Brookings Institution, 2001 / Brookings Institution conference report; no. 7 (June 2001)

Paper co-published by: University of Pennsylvania, Wharton School of Business.

Available full text via the World Wide Web:

<http://www.brookings.edu/comm/conferencereport/cr07.pdf>

Conference paper that summarizes a symposium on decentralization and urban sprawl presented at the Brookings Institution Oct. 26-27, 2000.

COMPARING METHODOLOGIES TO ASSESS TRANSPORTATION AND AIR QUALITY IMPACTS ON BROWNFIELDS AND INFILL DEVELOPMENT --

[Washington, DC]: U.S. Environmental Protection Agency, [2001]

(EPA Contract number: EPA-231-R-01-001)

Available full text via the World Wide Web:

http://www.epa.gov/dced/pdf/comparing_methodologies.pdf

States and communities across the country are actively pursuing smart growth strategies. New transit lines are opening to higher ridership than expected. States and communities have passed hundreds of ballot initiatives preserving open space, increasing development around transit, and providing for increased redevelopment of abandoned brownfield sites. Through such strategies, smart growth --defined as development that serves the economy, community, and the environment -- can help communities meet national environmental standards by reducing motor vehicle emissions, improving water quality, and cleaning up and reusing land that is contaminated (or suspected of being contaminated) from former uses.

Selected Publications on Residential Infill
And Related Development Issues
PLANNING & ZONING ISSUES – Cont'd

BARRIERS TO USING URBAN INFILL DEVELOPMENT TO ACHIEVE

SMART GROWTH / Farris, J. Terrence – Washington, DC: Fannie Mae Foundation, 2001

Housing Policy Debate, Vol. 12, Issue 1 (2001) p. 1-30

Available full text via the World Wide Web:

http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1201_farris.pdf

Farris examines 22 major cities over the past decade to show that they captured only 5.2 percent of total new metropolitan housing permits: 2.2 percent of single-family permits and 14.9 percent of multifamily permits. His analysis identifies the practical barriers to urban infill development, including land assembly and infrastructure costs, the cities' unwillingness to condemn, municipal social goals & regulatory policies, difficulty of finding developers with infill experience, complexities of public-private partnerships, excessive risks associated with building in untested markets, resistance from local residents, & stakeholder conflicts and political constraints.

DENSITY BY DESIGN: New directions in residential development / Fader, Steven -- 2nd edition -- Washington, DC: Urban Land Institute, 2000

May be purchased via the World Wide Web:

<http://bookstore.uli.org/>

Discover the latest trends in residential development and get the details on innovative projects that work. Fourteen case studies showcase developments of small lot subdivisions, accessory units, housing in new urbanists communities, higher-density and transit-oriented development, mixed-income and mixed housing types, infill, and adaptive use. Both single- and multifamily housing projects are covered in diverse locations such as suburban, urban, and new communities. Illustrated in color, each in-depth case study includes detailed information on the development process, prices and costs, site and floor plans, lot sizes and setbacks, street designs, and more.

Also: HD 1390.5 D43 2000 – *California State Library, General Reference*

ESTIMATING THE HOUSING INFILL CAPACITY OF THE BAY AREA / Sandoval, Juan O.; Landis, John -- Berkeley, CA: University of California, Berkeley, Institute of Urban & Regional Development (IURD) 2000

(U.C. Berkeley - IURD Working Paper; 2000-06)

Available full text via the World Wide Web:

<http://www-iurd.ced.berkeley.edu/pub/WP-2000-06.pdf>

This report considers the potential for and economic viability of infill/refill throughout the nine county San Francisco Bay Area. Its purpose is three-fold: 1.) To ascertain the physical and economic infill capacity of the Bay Region, using a realistic range of densities and economic conditions -- 2.) To identify the locations and pattern of infill opportunities within the Bay Region, keeping in mind the economic, physical, governmental, and social structure of the Bay Area -- 3.) To establish and test a procedure for identifying and analyzing infill development which can be reliably used elsewhere in the state and country.

Selected Publications on Residential Infill
And Related Development Issues
PLANNING & ZONING ISSUES – Cont'd

NATIONAL FORUM ENCOURAGING MARKET-RATE INFILL HOUSING DEVELOPMENT / Urban Land Institute -- Washington, DC: ULI, 2000

Forum co-sponsored by: U.S. Dept. of Housing & Urban Development (Washington, DC: April 10, 2000)

Available full text via Fannie Mae Foundation's Knowledgeplex:

http://www.knowledgeplex.org/kp/event_report/event_report/relfiles/uli_national.pdf

Summary Report includes: Forum discussion of barriers to infill housing development. Private and not-for-profit real estate developers, urban design / architects, financiers, market analysts, attorneys, public officials and urban revitalization experts from around the country discuss infill housing issues.

DOES THE AMERICAN WAY OF ZONING CAUSE THE SUBURBS OF METROPOLITAN AREAS TO BE TOO SPREAD OUT? / Fischel, William A --

Washington, DC: National Academy Press, 1999

Part II - In-Depth Perspectives: Governance and Opportunity in Metropolitan America / National Research Council (starts at p. 151-191)

Available for download at the World Wide Web:

<http://www.nap.edu/books/0309065534/html/>

Are American metropolitan areas too spread out? I think the answer is yes. Virtually every measure of metropolitan density indicates that U.S. cities are more spread out than those of the rest of the world (Mieszkowski and Mills, 1993:136). Much of American suburbanization can be accounted for by more-or-less market-driven factors, and there is a smattering of evidence that some other countries' metropolitan areas could use some additional suburbanization.

Also: JS 422 N39 1999 – *California State Library, General Reference*

THE TROUBLE WITH MINIMUM PARKING REQUIREMENTS / Shoup, Donald C --

[New York, NY: Pergamon Press], 1999

Transportation Research Part A - Vol. 33 (1999), p. 549-574

Article includes bibliographical references.

Available full text via the World Wide Web:

<http://www.vtpi.org/shoup.pdf>

Urban planners typically set the minimum parking requirements for every land use to satisfy the peak demand for free parking. As a result, parking is free for 99 percent of automobile trips in the United States. Minimum parking requirements increase the supply and reduce the price—but not the cost—of parking. They bundle the cost of parking spaces into the cost of development, and thereby increase the prices of all the goods and services sold at the sites that offer free parking. Cars have many external costs, but the external cost of parking in cities may be greater than all the other external costs combined. To prevent spillover, cities could price on-street parking rather than require off-street parking. Compared with minimum parking requirements, market prices can allocate parking spaces fairly and efficiently.

Selected Publications on Residential Infill
And Related Development Issues
PLANNING & ZONING ISSUES – Cont'd

RETRACTING SUBURBIA: Smart growth and the future of housing / Danielsen, Karen A; Lang, Robert E; Fulton, William -- Washington, DC: Fannie Mae Foundation, 1999

Housing Policy Debate - Vol. 10, no. 3 (1999) p.513-540

Also available full text via the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1003_danielsen.pdf

Although suburbanites often appear reluctant to accept higher density housing, Danielsen, Lang, and Fulton argue that, with careful attention to design and zoning, it is possible to develop marketable higher density housing. They suggest that high land costs, environmental degradation, and long commutes are among the factors that may encourage some traditional suburban dwellers to accept higher density housing. But they also note that "Americans appear to hate two things: density and sprawl. Smart growth's fate may depend on which they ultimately hate more."

COMMENT ON KAREN DANIELSEN, ROBERT E. LANG AND WILLIAM FULTON'S RETRACTING SUBURBIA ... / Carliner, Michael S -- Washington, DC: Fannie Mae Foundation, 1999

Housing Policy Debate - Vol. 10, no. 3 (1999) p.549-553

Also available full text via the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1003_carliner.pdf

Abstract: The prescription that Danielsen, Land and Fulton propose includes regulatory changes to allow higher densities and requires consumers to choose to live in higher density housing. Most suburbanites are unwilling to swallow that pill.

COMMENT ON KAREN DANIELSEN, ROBERT E. LANG AND WILLIAM FULTON'S RETRACTING SUBURBIA ... / Easterbrook, Gregg -- Washington, DC: Fannie Mae Foundation, 1999

Housing Policy Debate - Vol. 10, no. 3 (1999) p.541-547

Also available full text at the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1003_easterbrook.pdf

Abstract: Hypocrisy abounds in the smart growth movement ... smart growth threatens to derail one of the key engines of the national economy: suburban sprawl. Despite its negative image, sprawl is efficient and reflects consumer preference.

Selected Publications on Residential Infill And Related Development Issues **DEVELOPMENT & MULTIFAMILY INFILL**

CALIFORNIA INFILL PARCEL LOCATOR [ELECTRONIC RESOURCE] / U.C. Berkeley, Institute of Urban and Regional Development (IURD) -- [Berkeley, CA]: U.C. Berkeley - IURD, 2005

Pilot Program co-sponsored by: California Dept. of Transportation (CalTrans)

Database accessible via the World Wide Web:

<http://www.infill.org>

A website that houses the California Infill Parcel Locator, a tool for screening potential 'infill' sites throughout the state of California. Such parcels are located in areas that have already been urbanized, but the sites are either vacant or have structures assessed at extremely low valuations relative to the land itself. Infill parcels may provide a viable alternative to new development on the fringes of urban areas. This site is an extension of the Statewide Infill Study conducted at the Institute for Urban and Regional Development (IURD) at UC Berkeley.

HOUSING SQUEEZES OPEN SPACE IN OAKLAND PROJECT / Newman, Morris -- Ventura, California: California Planning and Development Report (CP & DR), 2005
California Planning and Development Report - Vol. 20, Issue No. 11 (November 2005)

Also available for purchase via CP&DR Archive:

<http://www.cp-dr.com>

"One of the most interesting phenomena of the urban-infill craze of recent years has been the conversion of industrial corridors, such as riverfronts and railroad tracks, into middle-class housing, creative office space and touristy retail. Places that earlier generations had hidden from view because of their filth and lack of gentility are now becoming civic ornaments. Introverted industrial zones are becoming extroverted public playgrounds. Former industrial corridors are the locales of new parks, museums or other cultural uses, as well as profitable homebuilding."

LEADING THE PARADE: Pasadena has become a model of smart growth for other California communities / Shigley, Paul -- Chicago, IL: American Planning Association (APA), 2005

Planning - Vol. 71, no. 6 (June 2005) p. 28-31

Also available for purchase via the World Wide Web:

<http://www.planning.org/planning/nonmember/previouseditions.htm>

"The [specific plan] deals block by block with how buildings should address the street, and it ensures that the white-hot housing market does not overwhelm opportunities for office and research-and-development space, says planning director Bruckner. In a nod to slow growth forces, the plan places caps on the central district: 5,100 new housing units and six million square feet of new commercial space, with 1994 levels at the starting point. About half of the residential units have been built or are planned, with nearly all of the action occurring in the last five years." - (p. 30)

Selected Publications on Residential Infill
And Related Development Issues
DEVELOPMENT & MULTIFAMILY INFILL – Cont'd

CALIFORNIA INFILL ESTIMATION METHODOLOGY PROJECT: Final report /
Solimar Research Group -- [Sacramento, CA]: California Department of Transportation,
2004

(CalTrans Contract Series; 07A1466)

Available full text via the World Wide Web:

http://www.solimar.org/pdfs/Infill_Methdology_Final_Report.pdf

Partial summary: As the need for infill development grows throughout California, so does the need for analytical tools that help to identify prospective infill sites and to estimate the potential of infill development in meeting the state's need for housing and other urban development. The California Infill Estimation Tool is designed to provide local jurisdictions, developers, and community groups with a flexible method of identifying parcels that might be ripe for infill development and testing the likely success of different infill strategies.

THE FUTURE OF INFILL HOUSING IN CALIFORNIA: Opportunities, potential, feasibility and demand -- Volume 1: Study Overview / [Berkeley, CA]: U.C. Berkeley - Institute of Urban and Regional Development (IURD), 2005

Includes: Summary of findings and policy suggestions (p. 55-62)

Report prepared for CalTrans and HCD - September 2005

Available full text via the World Wide Web:

http://infill.gisc.berkeley.edu/report_vol-1.pdf

Foreword: This study was commissioned by the Business, Transportation, and Housing Agency (BTH) to provide a careful and comprehensive assessment of infill opportunities, an estimate of how many housing units might reasonably be built on available infill sites, and an evaluation of the critical market and policy gaps that remain to be filled if California is to increase the supply of housing in infill locations. This study is intended to be a resource for state and local policy makers.

DOWNTOWN / INTOWN HOUSING: Selected References / Urban Land Institute
(Revised edition) -- Washington, D.C.: ULI, 2005

ULI Information Service InfoPacket series; no. 347

Available for purchase at the World Wide Web:

<http://bookstore.uli.org/>

ULI InfoPackets are packages of photocopied materials on specific real estate and urban development topics. The types of materials chosen for each Infopacket vary, but usually include magazine articles, unpublished reports, sections from ULI books and reports, project descriptions, and title/tables of contents from relevant books

Selected Publications on Residential Infill And Related Development Issues **DEVELOPMENT & MULTIFAMILY INFILL – Cont'd**

COURT WAVES FORWARD INFILL APARTMENTS IN BERKELEY / Shigley, Paul
-- Ventura, CA: California Planning & Development Report (CP & DR), 2004
California Planning & Development Report - Vol. 19, Issue no. 11 (November 2004)
Available for purchase via CP&DR Archive:

<http://www.cp-dr.com>

The purely aesthetic impacts of a housing project in an urban area are not enough to require preparation of an environmental impact report, the First District Court of Appeal has ruled. In an analysis that favors the decision, attorneys at Morrison & Foerster said the ruling offers "important guidance for evaluating how the California Environmental Quality Act applies to infill and affordable housing projects." Neighbors often fight infill projects based on aesthetic impacts, but "the court explained that the significance of an environmental impact must be measured in light of the context where it occurs, and the urban infill project at issue would not result in aesthetic impacts similar to those caused by projects located in environmentally sensitive areas or implicating historical or scenic resource." - (p. 7)

NEW SHAPE OF SUBURBIA: Trends in residential development / Schmitz, Adrienne
-- Washington, DC: Urban Land Institute (ULI), 2003
May be purchased at the World Wide Web:

<http://bookstore.uli.org/>

<http://www.uli.org/AM/Template.cfm?Section=Bookstore&Template=Ecommerce/ProductDisplay.cfm&Productid=670>

Book describes how consumer demands are changing, strategies for overcoming NIMBYism, and the latest trends related to open space, infill and mixed housing development, increasing density, transportation, and street design. Seasoned developers provide insight into what works--and the traps to avoid—in developing single- and multifamily properties ranging in size from 22 units to large planned communities, both conventional and new urbanist, in price ranges from affordable to luxury. Eleven case studies of projects in U.S. & abroad illustrate how others are incorporating.

Also: HT169.57.U6 N49 2003 – *U.C. Berkeley, Environmental Design Library*

THE CASE FOR MULTIFAMILY HOUSING / Haughey, Richard M -- 2nd ed. --
Washington, DC: ULI, 2003

Available full text via the World Wide Web:

http://www.uli.org/AM/Template.cfm?Section=Search§ion=Policy_Papers2&template=/CM/ContentDisplay.cfm&ContentFileID=689

It has been said that there are two things Americans hate about growth: sprawl and high density. Unfortunately, most Americans do not fully comprehend the irony in this statement or the inverse relationship between the two concepts. Low-density housing development is the main component and driver of sprawl. In many communities, however, local opposition and regulatory barriers have made it difficult to build the higher-density multifamily housing that many people need and want. Community frustrations about the problems associated with low-density sprawl, including traffic congestion, crowded schools, and air pollution, are often taken out -- in a misguided way -- on higher-density housing proposals.

Selected Publications on Residential Infill And Related Development Issues **DEVELOPMENT & MULTIFAMILY INFILL – Cont'd**

DEVELOPING SUCCESSFUL INFILL HOUSING / Suchman, Diane R -- Washington, DC: Urban Land Institute, 2002

Monograph includes appendices & case studies.

Available for purchase at the World Wide Web (see event & scroll down):

http://planet.uli.org/Events/583504/583504_Info.htm

Learn how to develop profitable, market-rate infill housing in urban and inner-ring suburban areas. This book explains how to find and take advantage of opportunities and overcome obstacles. Each stage of the development process is covered, including assessing the market, financing, assembling land, planning, design, the regulatory process, addressing community concerns, and marketing. Twelve case studies describe the development of flourishing multifamily, mixed-use, townhouse, adaptive use, and manufactured home projects throughout the nation.

Also: HD 7293 S92 2002 – *U.C. Berkeley, Environmental Design Library*

IMPACTS OF CHANGES IN MULTIFAMILY HOUSING FINANCE ON OLDER URBAN AREAS / Schnare, Ann B. -- Washington, DC: Brookings Institution, Center on Urban & Metropolitan Policy, 2001

Available full text via the World Wide Web:

<http://www.brookings.edu/es/urban/schnarefinal.pdf>

The multifamily mortgage market has changed dramatically over the last two decades. The relative importance of the thrifts - once the major source of financing for multifamily rental housing - has declined, while commercial banks, the government sponsored enterprises (GSEs) and private conduits have become the dominant players. Government involvement in the market has also devolved to the state and local level, and the nature of its involvement has changed. These developments have transformed a fragmented, localized mortgage market into a highly liquid one with access to capital throughout the world.

FINANCING PROGRESSIVE DEVELOPMENT / Leinberger, Christopher B. -- Washington, D.C.: Brookings Institution Press, 2001
Capital Xchange Journal - May 2001

Available full text via the World Wide Web:

<http://www.brookings.edu/es/urban/capitalxchange/article3.htm>

"On the other side is a growing cadre of critics of conventional development and proponents of community building, environmental sustainability and multiple transportation options. These reforms have been called 'new urbanism,' 'smart growth', and 'sustainable development'. For the sake of simplicity, they will be referred to as 'progressive development'. Progressive development advocates argue that development can be mixed-use, pedestrian-oriented and mixed-income". - (p. 2)

Selected Publications on Residential Infill
And Related Development Issues
DEVELOPMENT & MULTIFAMILY INFILL – Cont'd

UPSCALE APARTMENT MARKET: Trends and prospects / Goodman, Jack, editor / National Multi Housing Council (NMHC) -- Washington, DC: NMHC, 2001

"Prepared by Jack Goodman of Hartrey Advisors" - Cover.

Available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=1254>

According to the report, the number of apartment households with real income exceeding \$50,000 has been increasing nearly eight percent annually, well above the rate of growth in the larger, middle-income rental market. The report examines how upscale renters differ from other apartment renters and how they are similar.

CAPITAL IMPROVEMENTS TO APARTMENTS: Projections for States & Metro Areas / Goodman, John L. -- Washington, D.C.: National Multi Housing Council, 2000.

Also available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=1220>

Introduction: Renovating and improving existing housing is a means of raising the quality of the nation's housing stock in addition to building new housing. In established communities, upgrading existing structures is often the primary method of improving housing quality. - (p. 2)

DEVELOPING INFILL HOUSING IN THE LOS ANGELES REGION / Urban Land Institute -- Los Angeles, CA: ULI District Council Los Angeles, 2000

A Policy Forum by: The Urban Land Institute & U.S. Dept. of Housing & Urban Development (September 13, 2000: Los Angeles, CA)

Available full text via Fannie Mae Foundation's Knowledgeplex:

http://www.knowledgeplex.org/kp/event_report/event_report/refiles/uli_la_infill.pdf

Forum objectives: 1). Define and discuss barriers to developing market-rate infill housing in the metropolitan L.A. area; 2). Identify ways that developers and policy makers have overcome barriers; 3). Recommend plans to address those barriers.

CHANGING DEMOGRAPHY OF MULTIFAMILY RENTAL HOUSING / Goodman, Jack -- Washington, D.C.: National Multi Housing Council, 1999
Housing Policy Debate, Vol. 10, Issue 1 (1999) p.31-57

Also available full text via the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1001_goodman.pdf

Who exactly are those who "don't, can't, or won't" become homeowners, and how are they being served? Jack Goodman examines the current market for rental housing and finds that multifamily properties remain a key resource for meeting the housing needs of millions of Americans.

Selected Publications on Residential Infill And Related Development Issues **DEVELOPMENT & MULTIFAMILY INFILL – Cont'd**

TEN STEPS TO A LIVING DOWNTOWN / Moulton, Jennifer -- Washington, DC: Brookings Institution Center on Urban & Metropolitan Policy, 1999
Report co-sponsored by the Fannie Mae Foundation.
Also available full text via the World Wide Web:

<http://www.brook.edu/es/urban/moulton.pdf>

This paper examines the opportunity that cities currently have to bring residents back to their downtowns and identifies ten steps that can be taken to create successful residential life in America's central business districts.

OPPORTUNITY & CHALLENGE: Multi-family housing in mixed use activity centers / Black, Thomas J. -- Washington, DC: National Multi-Housing Council, 1998
Also available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=152>

"The total increase in childless households will represent more than 100 percent of the net increase in all households. While the housing preferences of the increasing households cannot be forecast with certainty at this point, the prevailing view and limited evidence suggest that a significant portion will opt for higher-density, urban-style environments where non-work activities and access to jobs are convenient, and where community and home-based amenities are high." - (p. 1)

BUILDING AFFORDABLE HOUSING THROUGH INFILL DEVELOPMENT/ Southern California Association of Governments -- Los Angeles, CA: SCAG, 1998
Includes: Infill in the Marketplace: Alternatives to Sprawl / by Tom Sargent
(On the Ground - Vol. 1, no. 1, Fall 1994)
Available full text via the World Wide Web:

<http://www.smartcommunities.ncat.org/articles/infillalt.shtml>

Program sponsored by: U.S. Dept. of Housing & Urban Development (February 19, 1998: Community Center: Brea, CA)

DEVELOPING INFILL HOUSING IN INNER-CITY NEIGHBORHOODS: Opportunities and strategies / Suchman, Diane R -- Washington, DC: Urban Land Institute, 1997
Includes bibliographical references

Available for purchase at the World Wide Web:

<http://www.planning.org/bookservice/description.htm?BCODE=RDIH>

Rebuilding in inner-city neighborhoods poses both opportunities and challenges—but can it be done profitably? This book gives both for-profit developers and public officials the tools and strategies they need to develop successful inner-city infill housing. Detailed examples illustrate innovative solutions to the challenges faced by inner-city developers. It offers detailed, hands-on information covering market analysis, mixed-income housing, and public and private approaches to financing.

Also: HD 7293 S793 1997 - *California State Library, General Reference*

Selected Publications on Residential Infill And Related Development Issues **REDEVELOPMENT & REVITALIZATION ISSUES**

A LEGAL GUIDE TO CALIFORNIA REDEVELOPMENT / Goldfarb & Lipman, LLP -- 3rd edition -- Oakland, CA: Goldfarb & Lipman, LLP, 2006

Book includes bibliographical references and index

May be purchased via the World Wide Web:

http://www.goldfarblipman.com/book_order.html

Summary: The purpose of this book is to provide a systematic reference source regarding major legal requirements and issues in the practice of redevelopment under the California Community Redevelopment Law (Health & Safety Code Section 33000 et seq., referred to in this book as the CRL). Since the second edition of this book was published in 1994, redevelopment law and practice has evolved. ... In addition to updating the relevant redevelopment law, this edition has been substantially revised to make the information more readily available to non-lawyers. - (p. xxi)

TOOLS TO REVITALIZE CALIFORNIA COMMUNITIES / Moore, Frank [et al.] / California Debt and Investment Advisory Commission (CDIAC) -- Sacramento, CA: CDIAC, 2006

Also available full text via the World Wide Web:

<http://www.treasurer.ca.gov/cdiac/reports/tools2006.pdf>

"This reference guide provides an overview of community revitalization financing, looks at the types of public investment tools available for community revitalization, and gives basic information on selected public investment programs available in California. To better enable the reader to relate to the available uses of these funds, real-life success stories are provided whenever possible. Lastly, this guide gives contact information to obtain further details on these programs". - (Preface, p. iii)

FINANCIAL RESOURCES FOR CALIFORNIA BROWNFIELDS / Center for Creative Land Recycling (CCLR) -- San Francisco, CA: CCLR, April 2006

Available full text via the World Wide Web:

http://www.cclr.org/cclr_publications.htm

This report provides an overview of the available financial mechanisms for funding brownfield redevelopment in California and describes several new and innovative programs. Many of the existing programs are in the form of loans, but there are also a number of grant programs. The packet describes some of the basic terms for accessing funds, relevant contacts, and available resources.

Selected Publications on Residential Infill And Related Development Issues **REDEVELOPMENT & REVITALIZATION ISSUES – Cont'd**

BROWNFIELD FINANCING RESOURCES / Center for Creative Land Recycling (CCLR) -- San Francisco, CA: CCLR, September 2005

Available full text via the World Wide Web:

http://www.cclr.org/cclr_publications.htm

Directory provides an overview of the available financial mechanisms for funding brownfield redevelopment in California and describes several new and innovative programs. Many of the existing programs are in the form of loans, but there are also a number of grant programs. The packet describes some of the basic terms for accessing funds, relevant contacts and available resources. Contents include local funding resources; Tax Increment Financing (TIF) & Redevelopment Agencies; General Obligation (GO) Bonds; Revolving Loan Fund (RLF); and other local financing.

MANAGING NEIGHBORHOOD CHANGE: Best practices for communities undergoing gentrification / NeighborWorks -- Atlanta, GA: NeighborWorks America, 2005

This report was researched by Kelly Hill, with additional support from Colette Pozzo

Available full text via the World Wide Web:

<http://www.nw.org/network/pubs/studies/documents/ManagingNeighborhoodChange.pdf>

Gentrification, while holding many definitions, is commonly understood as a change process in historically low-wealth communities that results in rising real estate values coupled with shifts in the economic, social and cultural demographics and feel of the communities. This report explores the impact of gentrification on the residents, community-based organizations and CDCs of three Atlanta neighborhoods in varying stages of gentrification, and their capacity to manage this change. The selected communities are MLK Historic District, Mechanicsville, and Reynoldstown, Atlanta.

INFILL DEVELOPMENT [BRIEFING REPORT]: February 9, 2005 / California State Senate Republican Caucus -- Sacramento, CA: California State Senate Republican Caucus (CSSRC), 2005

Also available full text via the World Wide Web:

http://republican.sen.ca.gov/opeds/99/oped2594_print.asp

"Communities across America are remaking themselves based upon models that are more urban than suburban. They are embracing well-designed, dense developments connected by pedestrian-oriented streets. They are redeveloping vacant and underused properties to create retail districts and neighborhoods where people can easily walk about. These communities are often built around transit. Single projects blend housing, retail, entertainment, civic, and office functions are being developed to create "mixed-use" options. As a result, these cities, towns, and metropolitan areas are evolving into healthy communities featuring strong, resilient economies and stronger social connections within neighborhoods. According to a California land use commentator, for the first time in history, the state is growing more from within than from without. And for the first time in memory, growth has as much to do with the volatile recycling of urban neighborhoods as with the use of raw land." - (p. 1)

Selected Publications on Residential Infill
And Related Development Issues
REDEVELOPMENT & REVITALIZATION ISSUES – Cont'd

REDEVELOPMENT AND BLIGHT: Briefing paper for the Joint Interim Hearing /
California, Senate Committee on Local Government -- [Sacramento, CA]: Senate
Publications, 2005

Co-produced for: Senate Committee on Transportation & Housing; Assembly Committee
on Housing & Community Development; Assembly Committee on Local Government
Also available full text via the World Wide Web:

<http://www.sen.ca.gov/locgov/BRIEFINGPAPER10-26-05.doc>

This briefing paper prepares the state legislators who are members of four policy
committees for the Joint Interim Hearing on Redevelopment and Blight in San Diego at
Weingart City Heights Library on October 26, 2005.

REDEVELOPMENT AND BLIGHT: Summary of testimony by John F. Shirey,
Executive Director of the California Redevelopment Association -- Sacramento, CA:
California Redevelopment Association (CRA), 2005

Available full text via the World Wide Web:

<http://www.calredevelop.org/Leg/ShireyTestimonyOutline.pdf>

Joint Interim Hearing - October 25, 2005

On The Issue of Blight: it's not true as some say that anything can be defined as blight
under California law. California's definition of "blight" was significantly tightened in 1993
with passage of AB 1290, which CRA sponsored. Blight is defined in state law as the
presence of enumerated physical and economic factors which are so prevalent and so
substantial that they constitute "a serious physical and economic burden on the
community which cannot reasonably be expected to be reversed or alleviated by private
enterprise or government action, or both, without redevelopment. - (p. 3)

REDEVELOPMENT HOUSING ACTIVITIES: Fiscal year 2004-2005 / California
Department of Housing & Community Development -- Sacramento, CA: HCD - Division
of Housing Policy Development, 2005

Current fiscal year and prior year reports: <http://www.hcd.ca.gov/rda/>

Report for FY 2004/05: <http://www.hcd.ca.gov/hpd/rda/rdafy04-05.html>

"The state's inability to meet its housing demand result in increased housing costs and
more overcrowded households. The cost of shelter continues to burden more
households. The increase in California's housing prices has negated the benefit of low
mortgage interest rates. Community redevelopment agencies play a vital role with local
government and private industry. Agencies' Low and Moderate Income Housing Funds
(Low-Mod Funds) have long been the largest source of funds steadily available to
encourage the production of more affordable housing. To better address California's
continuing affordable housing needs, more effective participation of all levels of
government and the private sector is needed." – (p. i)

Selected Publications on Residential Infill
And Related Development Issues
REDEVELOPMENT & REVITALIZATION ISSUES – Cont'd

**THE IMPACT OF FISCAL 2002-03 COMMUNITY REDEVELOPMENT AGENCY
ACTIVITIES ON THE CALIFORNIA ECONOMY /**

Gallo, David E. -- Chico, CA:
California State University, Chico - Center for Economic Development (CED), 2005
Funded by: California Redevelopment Association

Also available full text via the World Wide Web:

<http://www.calredevelop.org/implan/Final3Implan1705.pdf>

The activities of California redevelopment agencies (RDA's) have a significant and positive impact on the economy of California. The combined construction in RDA project areas and RDA participation in construction outside project areas, during the 2002-03 fiscal year, increased production (output) for the California economy by \$31.84. For the same year, income was increased by \$16.56 billion and RDA-associated construction activity was responsible for creating 310,000 jobs. That same construction activity resulted in significantly higher tax revenues for state and local governments, with an increase of \$1.58 billion for 2002-03.

GENTRIFICATION A BOOST FOR EVERYONE /

Hampson, Rick -- McLean,
VA: USA Today, 2005

USA Today -- April 19, 2005

Also available full text via the World Wide Web:

http://www.usatoday.com/news/nation/2005-04-19-gentrification_x.htm

Everyone knows gentrification uproots the urban poor with higher rents, higher taxes and \$4 lattes. It's the lament of community organizers, the theme of the 2004 film 'Barbershop 2' and the guilty assumption of the yuppies moving in. But everyone may be wrong, according to Lance Freeman, an Assistant Professor of urban planning at Columbia University.

WINDFALLS, WIPEOUTS, GIVINGS, AND TAKINGS IN DRAMATIC

**REDEVELOPMENT PROJECTS: Bargaining for better zoning on density, views,
and public access /** Curtin, Daniel J., Jr.; Witten, Jonathan D. -- Newton, MA: Boston
College of Environmental Affairs, 2005

Boston College Environmental Affairs Law Review - Vol. 32, no. 2 (2005) p. 325-346

Also available full text (large file) via the World Wide Web:

http://www.bc.edu/schools/law/lawreviews/meta-elements/journals/bcealr/32_2/ealr_32_2_web.pdf

Large-scale redevelopment projects such as Boston's "Big Dig" bestow numerous public benefits -- often without charge -- to nearby property owners. In the case of the Big Dig, these benefits include twenty-seven acres of newly created parkland, where once an elevated freeway stood. Beyond the immediate and obvious beneficiaries are nearby landowners seeking "better zoning" that might include a relaxation of maximum height or floor area ratios to enjoy the new view. This Article explores the often hidden impact of the nearby landowners' means of accomplishing their desired result: bargaining with municipalities for private, derivative benefits. The Article compares legislative and judicial responses to land use bargaining in California and Massachusetts, states with dramatically different approaches to land use planning.

Selected Publications on Residential Infill
And Related Development Issues
REDEVELOPMENT & REVITALIZATION ISSUES – Cont'd

REDEVELOPMENT IN CALIFORNIA - 2004 / Beatty, David F. [et al.] / California Redevelopment Association (CRA) -- 3rd edition -- Point Arena, CA: Solano Press Books, 2004

Co-authored by: McDonough, Holland, & Allen

Includes bibliographical references and index

Available for purchase via the World Wide Web:

http://www.personabooks.com/solano_pdf/toc/Redev_Contents_web3.pdf

The definitive guide to both the law and practice of redevelopment, providing a comprehensive and clearly written reference and practitioner's handbook for policymakers, redevelopment officials, developers, investors, attorneys, citizens, and students. It is a basic introduction for anyone who wants to understand the process.

A BROWNFIELDS-BASED SOLUTION FOR LOS ANGELES COUNTY'S HOUSING CRISIS / Banerjee, Tridib, [et al.] -- Los Angeles, CA: University of Southern California - School of Policy, Planning & Development, 2004

Available full text via the World Wide Web:

<http://www.usc.edu/schools/sppd/ced/Brownfields&Housing.pdf>

This report assesses the extent to which the development of housing on Brownfield sites would alleviate the affordable housing crisis faced by many California communities. The key factual findings are as follows: 1.) Between 19,000 and 365,000 additional units could be produced on Brownfield sites deemed suitable for housing. In terms of its human impact, construction of these units would house between about 58,000 to almost 1.1 million people -- 2.) Under the most reasonable scenario involving moderate development densities, slightly more than 209,000 additional units can be produced. This would provide housing for nearly 623,000 people -- 3.) The additional supply of housing provided through Brownfield development would help improve the affordability of housing in Los Angeles County.

CLEAN IT AND THEY WILL COME? : Defining successful brownfield development / Lange, Deborah; McNeil, Sue -- Reston, VA: American Society of Civil Engineers, 2004
Journal of Urban Planning and Development - Vol. 130, no. 2 (June 2004) p. 101-108

Table of contents & full text for purchase at World Wide Web:

<http://scitation.aip.org/dbt/dbt.jsp?KEY=JUPDDM>

Partial abstract: The redevelopment of former industrial sites can have positive impacts on the environment, economic development, and quality of life in a given community. The federal brownfields initiative of the 1990s was intended to encourage environmental remediation of properties that are typically less contaminated than Superfund sites. Additionally, states have adopted programs that limit environmental liability and allow for risk-based cleanup standards, both of which should encourage a would-be investor or developer.

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REDEVELOPMENT & REVITALIZATION ISSUES – Cont'd

BEYOND TAKINGS AND GIVINGS: Saving natural areas, farmland, and historic landmarks with transfer of development rights and density transfer changes /

Pruetz, Rick -- Marina Del Rey, CA: Arje Press, 2003

Table of contents and abstract available via World Wide Web:

<http://www.beyondtakingsandgivings.com/contents.htm>

"Beyond Takings and Givings" places TDR within the context of the ongoing property rights debate. Some property rights advocates believe that governments should compensate for regulations that reduce but do not eliminate property value, or 'partial takings'. In contrast, some community rights advocates argue that compensation is inappropriate because value reductions are offset by the value increases created by government actions and regulations, often without reimbursement, or 'givings'. TDR offers a practical alternative to this stalemate.

THE STATE ROLE IN URBAN LAND REDEVELOPMENT / Leigh, Nancey Green --

Washington, DC: Brookings Institution, Urban and Metropolitan Policy, 2003

(Brookings Institution - Discussion paper series - April 2003)

Report available full text via the World Wide Web:

<http://www.brookings.edu/es/urban/publications/leighvacant.pdf>

Executive summary: Vacant and abandoned properties present both a significant problem, and an opportunity, for many central cities. These properties impose economic and social costs on localities and neighborhoods by reducing property values, creating blight, and becoming targets for vandalism and criminal activity. Yet they also hold out tremendous opportunities for the development of new housing, businesses, and public amenities in cities. But not only cities bear the responsibility of addressing vacant and abandoned land and structures. State governments play an important role also, because local improvement of the redevelopment process often depends on state-level legislative reform that is not always forthcoming. Hence this paper, which summarizes an extensive survey of state legislative and program initiatives, and identifies a significant number of powers states' can exploit to energize local redevelopment efforts.

SACRAMENTO NEIGHBORHOOD REJOINS THE CITY / Newman, Morris / -- Ventura,

CA: California Planning & Development Report (CP & DR), 2002

California Planning & Development Report - Vol. 17, Issue no.6 (June 2002)

Available for purchase via CP&DR Archive:

<http://www.cp-dr.com>

"Currently, many Del Paso Heights homes and apartment buildings are dilapidated or poorly maintained, and the area has a high level of absentee ownership. Both crime and unemployment rates are well above average. In 1973, the city designated Del Paso Heights a redevelopment area and spent the next two decades improving some streets, and sponsoring small infill housing projects, including many apartment buildings. In 1996, the city won a \$10.5 million grant from the Department of Housing and Urban Development to redesign the community as a home ownership zone."

Selected Publications on Residential Infill
And Related Development Issues
REDEVELOPMENT & REVITALIZATION ISSUES – Cont'd

WHY IS THERE SO LITTLE RESIDENTIAL REDEVELOPMENT OF BROWNFIELDS?

/ Kirkwood, Niall -- Cambridge, MA: Joint Center for Housing Studies (JCHS), 2001
Harvard University Joint Center for Housing Studies Working Paper: W01-3

Available full text via the World Wide Web:

http://www.jchs.harvard.edu/publications/communitydevelopment/kirkwood_w01-3.pdf

Redevelopment of environmentally contaminated sites for residential development is a national opportunity because many idled industrial and commercial sites could have significant value if restored to residential use. By converting degraded and abandoned sites into needed housing, residential reuse of brownfields can at once ease housing shortages, redirect growth to areas and sites passed by due to liability concerns and clean up costs, and create more balanced regional growth patterns.

DEALING WITH NEIGHBORHOOD CHANGE: A primer on gentrification and policy changes / Kennedy, Maureen; Leonard, Paul -- Washington, DC: The Institution, [2001]

Prepared for: Brookings Institution Urban & Metropolitan Policy Center and PolicyLink
Also available full text via the World Wide Web:

<http://www.brookings.edu/es/urban/gentrification/gentrification.pdf>

Paper suggests policies and strategies that can be pursued to advance equitable development by optimizing the benefits of neighborhood change while minimizing or eliminating the downsides of such change. Case studies include housing markets for Cleveland, Atlanta, Washington D.C., and San Francisco Bay Area.

COMPREHENSIVE NEIGHBORHOOD REVITALIZATION: Examples from five communities / Moore, Colleen Grogan -- Washington, DC: National Association of

Housing and Redevelopment Officials (NAHRO), 1999

May be purchased via NAHRO at the World Wide Web:

<http://www.nahro.org/index.cfm>

Case studies include: Healdsburg, California (p. 15-19)

Introduction: In 1991 NAHRO approved a Policy Statement on Comprehensive Neighborhood Revitalization that declared, in part: Although attempts have been made to revitalize many of our most distressed neighborhoods, these have often been isolated efforts to tackle one aspect of a difficult and complex situation with funding that is wholly inadequate to the task. - (p. 2)

BROWNFIELDS REDEVELOPMENT STRATEGIES (Chapter 3) in Brownfields Redevelopment: Programs and Strategies for Rehabilitating Contaminated Real Estate

p. 141-162 / Dennison, Mark S -- Rockville, MD: Government Institutes, 1998

May be purchased via the World Wide Web:

<http://www.brownfields.com/ArticlesBooks.htm>

This book is a comprehensive guide to the issues surrounding brownfields initiatives. It examines success stories of state and federal brownfields programs; legal implications; incentives available; and strategies available for these projects.

Also: HD 257.5 D46 1998 - *California State Library, General Reference*

Selected Publications on Residential Infill And Related Development Issues

EMINENT DOMAIN ISSUES

EMINENT DOMAIN LEGISLATION ACROSS AMERICA [Electronic resource] –
Chicago, IL: American Planning Association, Legislation and Policy Section, [2006]
Website accessed via the World Wide Web:

<http://www.planning.org/legislation/eminentdomain/>

Few issues have captured the attention of state legislatures in recent years as dramatically as eminent domain has in the wake of last year's U.S. Supreme Court ruling in *Kelo v. City of New London*. Various versions of eminent domain reform are or have been considered in 45 states. Proposals range from broad, constitutional prohibitions to procedural changes in the use of eminent domain. APA is closely monitoring state action on this important planning issue. This webpage will be regularly updated to reflect legislative changes.

EMINENT DOMAIN IS FOCUS OF U.S. SUPREME COURT TAKING CASES / Higgins, Bill -- [Sacramento, CA]: League of California Cities, 2005
In: Western City - Legal Notes (November 2005)

Also available via tabs> Western City> Articles > Legal Notes:

http://www.westerncity.com/index.jsp?zone=wcm§ion=art&sub_sec=art_legal

"The U.S. Supreme Court decided three property rights cases this term and found in favor of the government agency in each case. This was markedly different than in 1987 - the last time the court decided property rights cases. Then, the court found for the property owners in all three cases, including two originating in California: *Nollan v. California Coastal Commission* and *First English Evangelical Church v. County of Los Angeles*. The current trio involves one California case: *San Remo Hotel v. City and County of San Francisco*."

WILL THE REACTION TO KELO K.O. EMINENT DOMAIN? : Probably not, but good planning makes a crucial difference / Bass, Ron -- Beaumont, CA: California Chapter of the American Planning Association (CCAPA), 2005
Cal Planner - September-October 2005 (p. 1, 4)

Also available full text via the World Wide Web:

<http://www.calapa.org/attachments/contentmanagers/92/Cal-Planner-Sept-Oct-Web.pdf>

"The U.S. Supreme Court, in *Kelo et al v. City of New London et al* (U.S. Supreme Court No. 04-108, decided June 23, 2005), upheld a city's use of the power of eminent domain to promote economic development. Specifically, the court allowed private homes to be taken for the development of a large-scale commercial project that would benefit an economically depressed city. Condemning the land of unwilling sellers is typically a decision of last resort, and one of the least popular tools available to public officials. Thus, it is no surprise that the popular press has jumped all over this case as a victory for big business over the little guy. Unfortunately, the popular press often overlooks the positive side of Supreme Court decisions." - (p. 1)

Selected Publications on Residential Infill
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EMINENT DOMAIN ISSUES – Cont'd

BACKLASH TO EMINENT DOMAIN RULING THREATENS REDEVELOPMENT /

Shigley, Paul -- Ventura, California: California Planning and Development Report (CP&DR), 2005

California Planning and Development Report - Vol. 20, Issue no. 8 (August 2005)

Available for purchase via CP&DR Archive:

<http://www.cp-dr.com>

"The U.S. Supreme Court's controversial decision backing the use of eminent domain for economic development purposes is creating a backlash in California that could have significant ramifications for redevelopment. A state constitutional amendment to limit the use of eminent domain has been introduced in Sacramento with both Republicans and conservative Democrats as co-authors. Meanwhile, local redevelopment agencies are having to defend their practices from questioning by governing board members and the public."

ARE CALIFORNIA BAY AREA CITIES ABUSING EMINENT DOMAIN AS A REDEVELOPMENT TOOL? /

Lloyd, Carol -- San Francisco, CA: Chronicle Publishing Co., 2005

San Francisco Chronicle - March 7, 2005

Also available full text via the World Wide Web (last viewed August 2006):

<http://www.sfgate.com/cgi-bin/article.cgi?file=/gate/archive/2005/03/04/carollloyd.DTL>

"In the Bay Area, many cities have battles brewing around eminent domain and redevelopment. Daly City, for example, is debating the virtues and sins of creating a redevelopment zone for a cliffside neighborhood, where catastrophic bluff failures have occurred as a result of heavy rains and surf and the city must spend millions to stave off soil erosion. Although the city memo floating the idea explicitly suggests that this redevelopment area not include the power of eminent domain, neighborhood activists remain unconvinced. They worry that the real purpose of such a zone is to erect hotels or high-end housing along the attractive coastal corridor."

COURT DEMANDS NEW BLIGHT FINDINGS ACCOMPANY EMINENT DOMAIN POWER /

Shigley, Paul -- Ventura, CA: California Planning & Development Report (CP & DR), 2005

California Planning & Development Report - Vol. 20, Issue no. 4 (April 2005)

Available for purchase via CP&DR Archive:

<http://www.cp-dr.com>

When the City of Lake Forest added the power of eminent domain to a 14-year-old redevelopment plan, the city should have made new blight findings, the Fourth District Court of Appeal has ruled. The City had argued that it was only changing the focus of the original redevelopment plan for the El Toro Road area and, therefore, could rely on the original blight findings. The court rejected that argument, concluding that the addition of eminent domain authority was a material and significant amendment to the redevelopment plan that required updated blight findings.

Selected Publications on Residential Infill
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EMINENT DOMAIN ISSUES – Cont'd

ABUSE OF POWER: How the government misuses eminent domain / Greenhut, Steven – Santa Ana, CA: Seven Locks Press, 2004

May be purchased via the World Wide Web:

<http://www.sevenlockspublishing.com/AbuseOfPower.htm>

Partial foreword: "The eminent domain tradition, interpreted honestly and correctly, concerns the need of governments to do their proper, limited jobs as they go about securing our rights, the task that the Declaration of Independence clearly identifies as the proper one for government. So, the building of courthouses, police stations, prisons, military facilities, roads and some other purposes may be served by eminent domain, but under no stretch of the imagination would it authorize government to violate the property rights of citizens so as to collect more taxes. If taxes are needed, in America they are supposed to be assessed through the legislative process, not by driving people off their property so that the property can be given to a new owner with a more lucrative use for the land." - (p. xiii)

Also: KF5599 .G74 2004 – *U.C. Berkeley – Main Library*

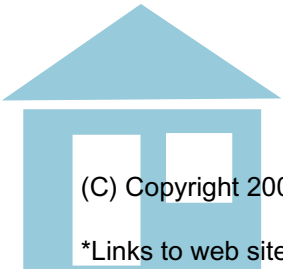
EMINENT DOMAIN: A step-by-step guide to the acquisition of real property /

Rypinski, Richard G. [2nd edition] -- Point Arena, CA: Solano Press, 2002

Latest edition available for purchase via the World Wide Web:

http://www.solano.com/bookinfo_eminent.htm

A step-by-step guide through the process California public agencies must follow to acquire private property for public purposes through eminent domain. Book includes case law, legal references, tips, a table of authorities, sample letters and forms, a glossary, and an index.



Selected California Libraries Contact List

*California Department of Housing and Community Development
Housing Resource Center - HCD/HRC
1800 Third Street, Rm. 430, Sacramento, CA 95814
(916) 322-9648; mkauffma@hcd.ca.gov*

*California State Library - General Collection
Library and Courts Building, 914 Capital Mall, Rm. 300
Sacramento, CA 95814 - (916) 654-0261
<http://www.library.ca.gov/>*

*California State Library - Government Documents
Library and Courts Building, 914 Capital Mall, Rm. 304
Sacramento, CA 95814 - (916) 654-0069
<http://www.library.ca.gov/>*

*UC Berkeley - Environmental Design Library
Moffitt Library, 5th floor, UC Berkeley, 94720
(510) 642-4818; envi@library.berkeley.edu*

*UC Berkeley - Institute of Government Studies
Library, 109 Moses, UC Berkeley, 94720
(510) 642-1472; <http://www.lib.berkeley.edu/>*

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